



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

July 5, 2006

SUBJECT: **2006-0505 – Liam Balfe** [Applicant] **Kenneth L Freel Trustee** [Owner]: Application located at **394 East Evelyn Avenue** (near Bayview Ave.) in a DSP-4 (Downtown Specific Plan/Subdistrict 4) Zoning District. (APN: 209-05-020)

Motion Resource Alteration Permit on a 12,170 square foot site to determine if the "Sunnyvale Hotel" has historical significance

REPORT IN BRIEF

Existing Site Conditions To be determined

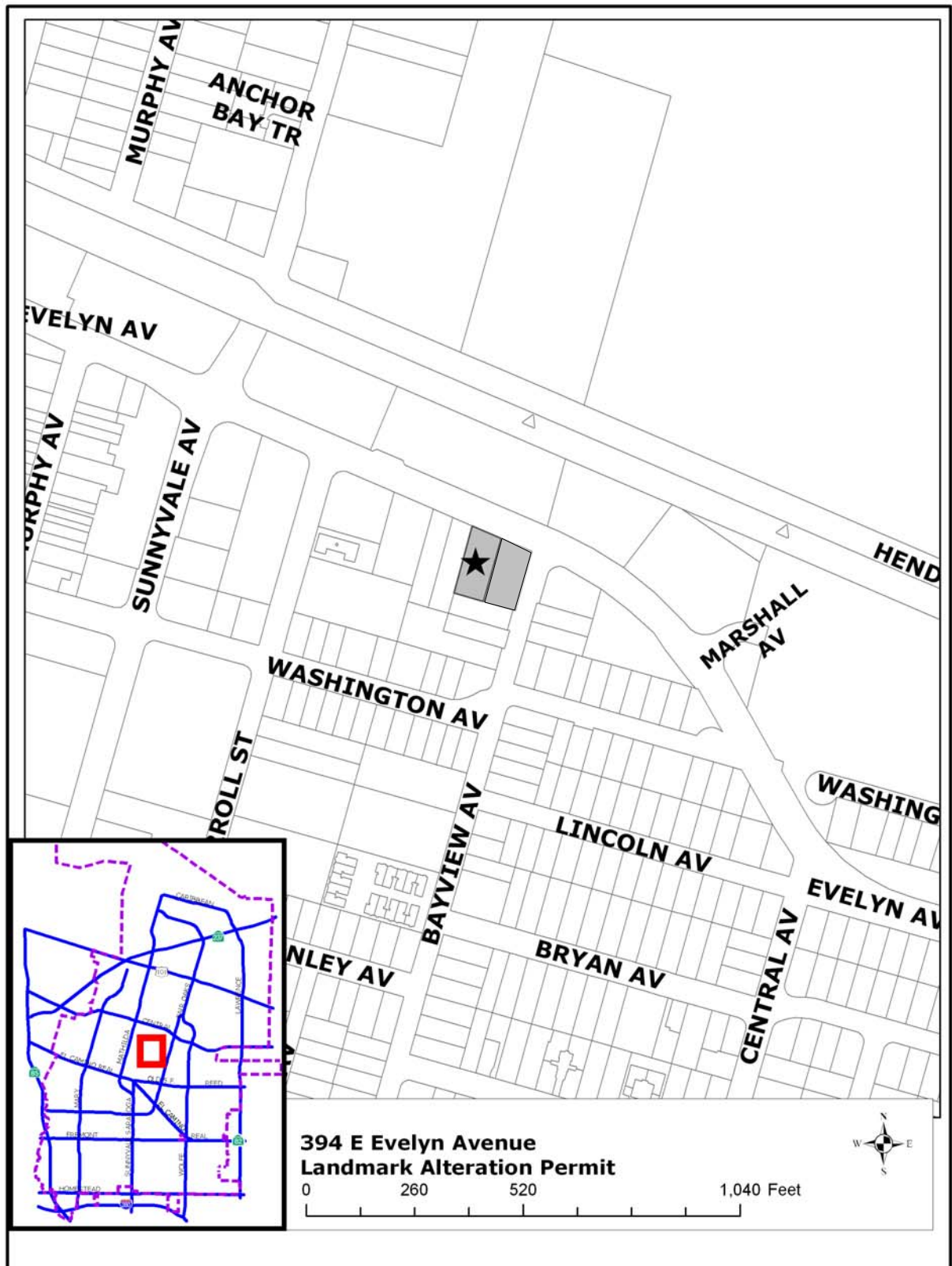
Surrounding Land Uses

North	Multi-family residential (apartments across Evelyn Avenue)
South	Single family residential
East	Service Commercial
West	Commercial Office

Issues Local historic significance

Environmental Status Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

Staff Recommendation Determine that the hotel building does not have historic significance and removal from the City Heritage Resource Inventory.



ANALYSIS

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historic significance of the subject property. A determination is required to allow staff to conduct appropriate environmental review on an upcoming development project for the site.

Background

Previous Actions on the Site: The site was historically a local workers hotel. It is now a residential hotel. There are no significant past planning permits related to this site.

Environmental Review

Under the California Environmental Quality Act (CEQA), any application that may cause a substantial adverse change to a Heritage Resource is subject to environmental review. Since the applicant proposes to demolish the existing structure, there would be substantial and potentially adverse change if the structure is considered historic. CEQA statute states the following:

“§ 21084.1, Historical Resource: *A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. For purposes of this section, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5050.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.*”

Generally when projects such as this are reviewed by local agencies, a historical and architectural evaluation is requested which determines the historical significance of the structure at the National, State, and local levels. This report is used as “the preponderance of evidence” as stated in the statute. In this case, the report for the former hotel building located at 394 E. Evelyn

Avenue prepared by Anthony Kirk, Ph.D. determined that the Sunnyvale Hotel structure was not eligible to be listed on the National and State registries of historic resources (Attachment A). The report also concludes that the structure does not have historic importance to the City's Heritage Resource Inventory.

Required HPC Determination

The applicant is requesting to de-list this Sunnyvale Hotel from the City's Heritage Resource list. At this hearing, staff is requesting a determination from the Heritage Preservation Commission regarding the local significance of the project site so that the appropriate level of environmental review can be conducted for this project. If the Commission determines that the structure has local historic significance, then an Environmental Impact Report (EIR) would be required to be prepared in order to consider demolition of the site.

An EIR would require approximately six months additional time to complete. The EIR would explore alternatives to the demolition of the structure and require greater public notice regarding the potential impact to the property. The intent of the EIR is to provide greater public disclosure regarding the possible demolition of the former hotel structure and to consider all impacts that demolishing the structure may create. An EIR is only required if the Commission determines the structure has historic significance and there is interest in demolition or significant modification to the structure.

If the Commission determines that the structure does not have local historic significance, a Negative Declaration would be prepared for any future proposed project, including demolition, and would proceed forward to the Planning Commission for review.

Historic Preservation Policies

In order to determine any local historic significance, Heritage Commissioners should, at a minimum, draw from four main sources of information. The first source is the City's Heritage Resource Inventory which states the significance of the property is in part due to it being "one of Sunnyvale's last turn-of-the-century hotels" (Attachment B).

The second source of information is the historic and architectural evaluation provided by Anthony Kirk, Ph.D. in Attachment A. The report identifies facts about the subject structure and provides criteria for determining its local significance. The report concludes that the site does not have historic integrity. The report states the following:

"Although the hotel is significant for its association with the commercial development of Sunnyvale and a little known or appreciated dimension of

the city's social history, it has lost its integrity. Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities. Hotel Sunnyvale has not been moved, and the setting remains largely intact, as does much of the design except for the fenestration and doorway treatments. Most of the original materials, however, have either been obscured, such as the v-rustic siding, or stripped away, such as most of the doors and windows, leading to the loss of this aspect of integrity and, as a consequence, that of workmanship, as well. Indeed, apart from the modillioned cornice, the two wooden stringcourses, a couple of secondary doorways, and window casings (many of them badly deteriorated), little remains from the period of historic significance. With the loss of materials and workmanship has come the loss of both feeling and association and, ultimately, the historic integrity of Hotel Sunnyvale."

The third source to consider is the book, *Images: Sunnyvale's Historical Resources*, prepared by the California History Center, published by the City of Sunnyvale in 1988. This book provides information, a picture about the site, and the significance of the property. The book makes note of the hotel's use as a site for social events and parties due to the concentration of single men staying there and also notes some of its architectural features (Attachment C).

The fourth resource to use in making a decision is the City's Municipal Code, Title 19 (Zoning Ordinance) which provides the criteria for nomination of a City Heritage resource. Criteria for evaluation and nomination of heritage resources in Section 19.96.050 of Title 19 state the following:

"Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;*
- (b) It is identified with persons or events significant in local, state, or national history;*
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*

- (d) It is representative of the work of a notable builder, designer, or architect;*
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;*
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;*
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;*
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;*
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;*
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.*
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;*
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter. (Ord. 2623-99 § 1 (part); prior zoning code § 19.80.060)."*

Fiscal Impact

No fiscal impacts will result from making a historic determination.

Conclusion

Staff has reviewed all four standard sources of historic information and has concluded that the Sunnyvale Hotel may be removed from the Heritage Resource Inventory. Staff also reviewed all resources available in the Sunnyvale Library and the local historic society and could not find any additional information about the structure to declare its historic significance, either

architecturally or as a result of its link to locally historic persons or events. Although the hotel was an important facility for local workers in the early part of the 20th century, staff makes a recommendation for delisting on the basis that the building does not have the necessary historical and architectural importance and integrity required to meet the City criteria for a Heritage Resource or a Local Landmark.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• Four notices mailed to the adjacent property owners.	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Alternatives

1. Determine that the hotel does not have local historic significance.
2. Continue the item and direct staff as to where additional analysis is required.
3. Determine that the hotel has local historic significance and recommend the City Council pursue as a Local Landmark.

Recommendation

Staff recommends Alternative 1.

Prepared by:



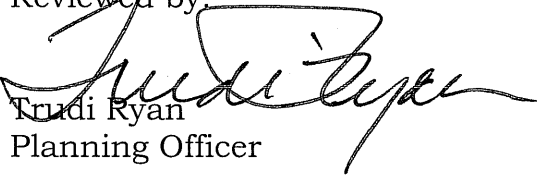
Gerri Caruso
Project Planner

Reviewed by:



Steve Lynch
Senior Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Historic Evaluation prepared by Anthony Kirk, Ph.D. November 14, 2005
- B. City of Sunnyvale Cultural Resource Inventory September 1979
- C. Images Sunnyvale's Heritage Resources 1988

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____

ATTACHMENT A

Page 1 of 14

Trinomial _____
NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Hotel Sunnyvale

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 394 East Evelyn Avenue City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

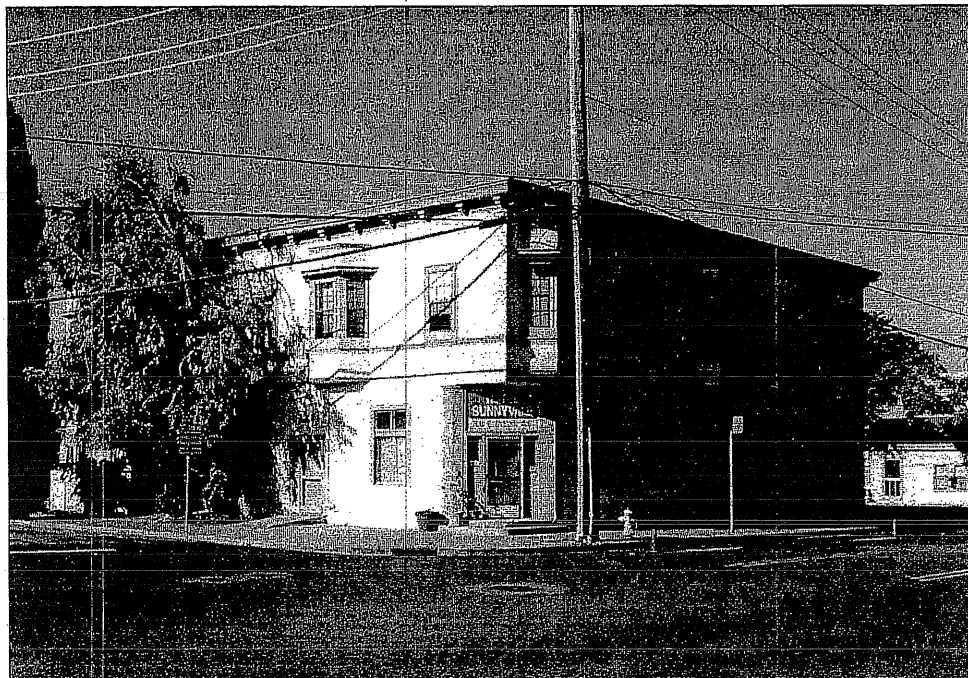
Santa Clara County APN: 209-005-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Hotel Sunnyvale is a two-story Italianate-style wood-frame building that was constructed in 1907 and has been significantly altered over the years. It is trapezoidal in plan (a consequence of its location on a corner where two streets intersect at an obtuse angle), and rests partly on a concrete perimeter foundation and partly on a post-and-pier foundation. To the rear is a one-story addition that runs the length of the building. An inset porch divides the addition into two separate blocks. The exterior walls of the hotel are clad with cream-colored stucco. The north and east sides, facing, respectively, East Evelyn Avenue and Bayview Avenue, are distinguished by a series of cant-bay windows and a modillioned cornice. A narrow band of ornamental trim running between the two floors and another, broader band running just below the second-story windows further enliven these elevations. Fenestration is asymmetrical, consisting chiefly of newer sliding and double-hung aluminum-sash windows, most of which have casings set within the original window casings or what appear to be entirely new casings. A few older windows still survive, including a series of six two-light transom windows on the north side and a scattering of awning, casement, fixed, and double-hung windows on the south and west sides. A greenhouse window protrudes from the south side of the (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel / Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking southwest at east and north elevations, 10/6/05

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1907: Santa Clara County Improvement Appraisal Record

*P7. Owner and Address:

Kenneth L. Freel 1999 Trust, UTD
P.O. Box 311

Monterey, CA 93942

*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.

142 McCornick Street

Santa Cruz, CA 95062

*P9. Date Recorded: 11/14/05

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

B1. Historic Name: Hotel Ryan

B2. Common Name: Hotel Sunnyvale

B3. Original Use: Hotel

B4. Present Use: Hotel

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1907; back porch added ca. 1908-11; back porch enclosed ca. 1943-46; exterior walls stuccoed ca. 1975-79; new windows installed 1980-90.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Apartment complex

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce/Social History

Area Sunnyvale

Period of Significance 1907-1955

Property Type Hotel

Applicable Criteria CR 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Hotel Sunnyvale is significant both for its association with a vital era of commercial development in the history of Sunnyvale and for its illumination of a little known or appreciated dimension of the city's social history. It was constructed in 1907 to provide accommodations for working men attracted to Sunnyvale's rapidly expanding industrial economy and long continued to serve this need. Unfortunately, major alterations of the hotel's physical features have led to a loss of integrity, and as a consequence, the property does not appear to be eligible for listing in the California Register of Historical Resources.

The origins of the city of Sunnyvale are traced to 1897, when Walter E. Crossman, a Wisconsin-born entrepreneur and developer, purchased two hundred acres of the former Rancho Pastoria de las Borregas from a son of the well-known overland pioneer Martin Murphy Jr. Crossman laid out a town along a neat grid that stretched south from the Southern Pacific tracks to the San Francisco and San Jose Road (today's El Camino Real), offering for sale business lots, residential lots, and two-acre lots for small-scale orchardists. A visionary and a promoter, he sought to create a community that was industrial as well as agricultural in character. He initially called the town Murphy, but shortly after the turn of the century, to avoid confusion with other towns of the same name, Crossman (See Continuation Sheet)

B11. Additional Resource Attributes (List attributes and codes):

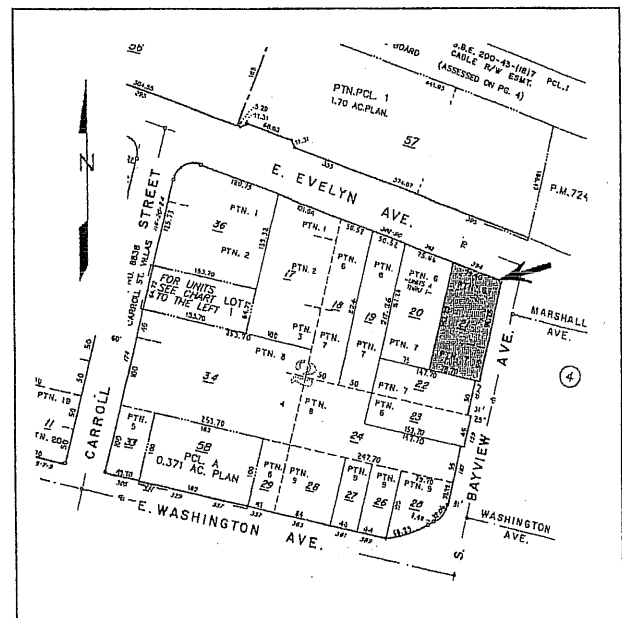
*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 11/14/05

(This space reserved for official comments.)



P3a. Description:

one-story addition. Two main entrance doorways are located on the north side of the hotel, and a third is set at an angle at the northeast corner, where Bayview meets Evelyn. Small sidelights flank both the corner door and the central door on Evelyn, which is slightly canted. The parapeted roof of the main block is covered with tar and gravel, and the shed-roofed addition is finished with wood shingles.

As constructed in 1907, the Hotel Sunnyvale was two-story wood-frame building that was clad with v-rustic siding, and if the Sanborn map for March 1908 is accurate in detail, it lacked the current cant-bay windows. In the absence of historical photographs, it is not possible to establish the character of all the fenestration, particularly on the secondary elevations, facing south and west. It would appear, though, that most of the windows were one-over-one double-hung wood-sash, such as can be seen today in interior rooms facing the central light well and on the west side, where a sole exterior survivor is located near the south end of the ground floor. Paired windows of this design characterized the fenestration of the ground floor on the north side and the north end of the east and west sides. Nothing is known about the design of the three main doorways, which running east to west along Evelyn Avenue provided entrance, respectively, to the hotel office, the hallway, and the parlor. None of the present-day doors are original, nor are the sidelights that distinguish two of the entrances. While the entrances may have been single doors with sidelights, it is possible they were double doors.

If the second-story cant bays were not original to the structure, they had been added by no later than the autumn of 1911. Also by this time, a one-story porch, or verandah, had come to characterize the south side of the hotel. Sometime between 1930 and 1943, and most likely in 1940 or 1941, much of the porch was enclosed and the interior of the ground floor was reconfigured by framing up a large interior space for a market, with an entrance on Bayview Avenue, which greatly reduced the dimensions of the dining room or possibly, as part of a general remodel, eliminated this feature of the hotel. In the mid- to late 1970s, the character of the building was radically altered when the exterior walls were stuccoed, obscuring the original v-rustic siding. It was also possibly at this time that new doors were installed in the principal entrance doorways and the surrounds altered to accommodate the doors. In 1979 the current owner acquired the property, and the following year he undertook an improvement program that over the course of a decade included replacement of more than fifty wood-sash windows with aluminum-sash windows of a different design. Nearly all of these were smaller than the originals, which led to the construction of new casings many of which were set awkwardly within the old casings. Additionally, the inset porch at the rear of the hotel was entirely rebuilt on a new plan and the mineral-faced roll roofing covered with wood shingles.

The hotel appears to be in fair condition, though the addition (which possibly rests on a mudsill) shows signs of settlement, including cracking of the stucco siding. It is prominently located on the corner of Evelyn and Bayview Avenues, with older residential neighborhoods to the east and south and commercial development to the west. A new complex of condominiums and apartments lies to the north. The hotel is surrounded by a large asphalt parking lot, which serves both the hotel and an associated one-story apartment annex that dates to the 1940s and sits on an adjoining lot to the west. Several trees, including an Italian cypress and a eucalyptus, rise from a narrow strip of earth along the Bayview Avenue side.

B10. Significance:

in concert with other civic leaders adopted the new name of Sunnyvale. To further profit from what he heralded as the "City of Destiny," Crossman formed the Sunnyvale Land Company and began to acquire surrounding acreage in the fertile Santa Clara Valley.

Businesses and manufacturers slowly responded to the attractions of the nascent village, which the founder boldly declared at the outset "will be largest shipping point on [the Southern Pacific] Coast Division outside San Jose." In 1904 a fruit-drying and packing company erected a shed on Evelyn Avenue near the railroad depot, establishing the foundations of the food-processing industry in Sunnyvale. Not long after, the Jubilee Incubator Company, a manufacturer of poultry incubators and brooders, located its plant just to the east, and the Goldy Machine Company

CONTINUATION SHEET

Primary #

HRI#

Trinomial

ATTACHMENT A

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*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

☒ Continuation ☐ Update

began work on a facility. The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, at which time Crossman cannily offered free land to companies willing to locate in Sunnyvale. Among the first to respond was the Joshua Hendy Iron Works, a leading San Francisco concern, then celebrating its fiftieth anniversary. It accepted a thirty-two acre parcel on the north side of the rail line from Crossman's Sunnyvale Land Company and in 1907 completed construction of a huge foundry and machine works. Sunnyvale Canneries opened a plant the same year, as did Libby, McNeill & Libby, a Chicago-based meat-packing company making its first foray into the fruit- and vegetable-canning industry and destined soon to become the town's leading employer. By the following year, the population stood at 1,268, an increase of twelvefold over 1900. Though still young and raw, the town had a solid agricultural and industrial economy, a public school, several churches, a bank, a volunteer fire department, and a weekly newspaper.

Incorporated in 1912, Sunnyvale continued to grow rapidly, with increases spurred by American entry into World War I, which saw nearly a thousand workers laboring around the clock at Hendy Iron Works; the expansion in the late 1920s of the Schuckl Canning Company, which earlier had acquired Sunnyvale Canneries; and the construction in the following decade of Sunnyvale Naval Air Station (Moffett Field). By 1940 the town could boast nearly 4,400 residents, a figure representing stunning decennial increases of 50 percent. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of migrants surged west to work in the state's defense industries. Joshua Hendy, which manufactured the triple-expansion steam engines that powered the workhorse Liberty Ships, enlarged its operations until it was producing thirty engines a month. By the end of the war, the local economy rested solidly on manufacturing, as agriculture entered into a slow decline; and by the end of the decade the population stood at nearly ten thousand, a staggering increase of 100 percent in the span of ten years. With the arrival in the early 1950s of Lockheed Aircraft Company's Missile and Space Division, the city of Sunnyvale reached out to annex land, setting a pattern that, with the passage of time, led to strip development, urban sprawl, and, ultimately, the radical transformation of the character of the community.

It was in 1907, at the outset of the rapid expansion of the "City of Destiny," that James Ryan built the Hotel Ryan, as Hotel Sunnyvale was originally named. It was situated in the far northeast corner of the town limits as platted a decade earlier by Walter E. Crossman. To the southwest stood a handful of houses, a stage company office, and the Johnson Traction Engine works. To the north, across Evelyn Avenue, was the Western Lumber Company and beyond, on the north side of the Southern Pacific tracks, lay the Joshua Hendy Iron Works. Almost nothing is known about Ryan other than that in the early years he lived in the hotel with his two sons, of whom the younger, James Jr., was a student, and the older, Daniel, would acquire the property in 1926.

James Ryan is said to have built the hotel to serve single workingmen employed at the Hendy Iron Works. Though no documentation supporting this contention has surfaced, it is consistent with the history of the property, which was long a bastion of masculinity. The ground floor of the hotel was given over to an office, a kitchen with an adjoining dining room, a large parlor, and an equally large storeroom. Single rooms and small apartments, along with shared bathrooms, occupied the second floor. The hotel, which for many years offered rooms with or without meals, advertised itself at the outset of the Great Depression as "A Home for Workingmen." Indeed, to judge from later patterns, it was more of a lodging house than a hotel in the popular sense, with rooms let by the week; and in later years, it sometimes appeared in the Classified section of the city directory under "Furnished Rooms" rather than "Hotels."

In 1928 Charles Stoller acquired the property and changed the name from Hotel Ryan to Hotel Sunnyvale. He and his wife, Oress, sold it two years later, and over the next quarter of a century the hotel changed hands more than half a dozen times, with only three owners—Norman and Luella Doyle, W. A. and Edna Hall, and Isaac and Sallie Thomas—retaining the property for three years or more. Little or nothing is known about most of the proprietors. Norman Doyle, who ran the hotel briefly in 1932 and again from 1935 to 1940, later worked at Moffett Field. W. A. Hall, who purchased it from Doyle, was a grocer who owned a store at 463 East Washington, and it was undoubtedly he who remodeled the ground floor and opened a market with an entrance on Bayview Avenue. James Ryan lived in the hotel, as did Norman and Luella Doyle, but traditionally, owners relied on managers to run the property and lived elsewhere, often outside the city.

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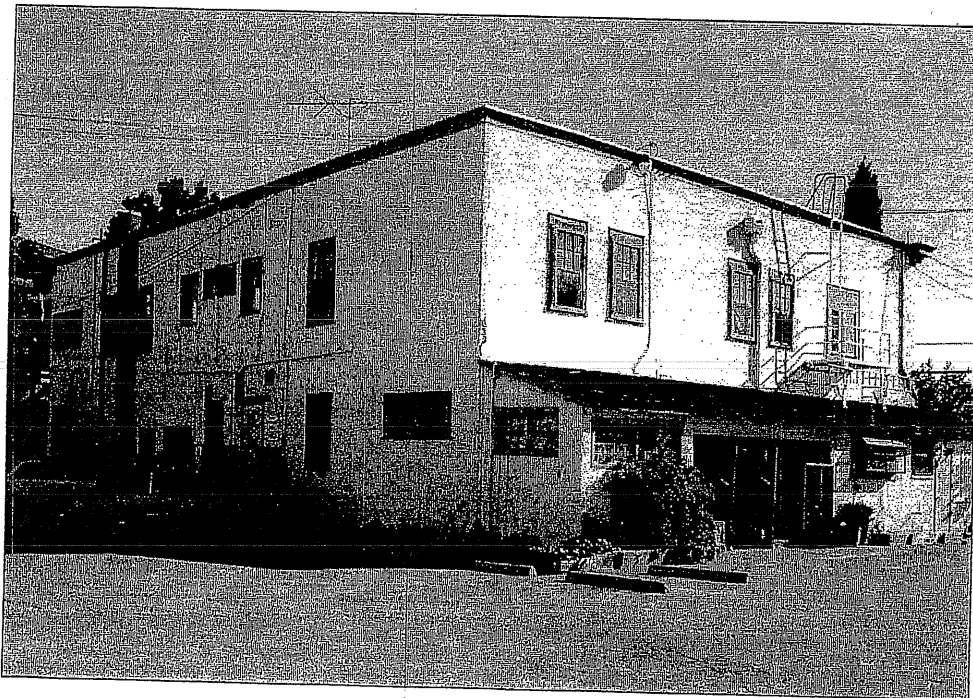
*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

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☒ Continuation ☐ Update

Sometime after mid-century, most likely in the 1960s, two women, Inga McDaniel and Valerie Carnahan filed a sex-discrimination lawsuit against the owner of Hotel Sunnyvale, Alfonsina Longo, when, according to the *Sunnyvale Standard*, they "were denied lodging in the traditionally all-male hotel because of their sex." One of the managers, Gertrude Tandecki, subsequently explained that "women formerly shied away from staying at the hotel because of the community showers and the shared bathrooms" but asserted that separate facilities had recently been provided. With this accommodation to the changing times, women entered Hotel Sunnyvale and the social and cultural tradition of an exclusively male lodging house, a blue-collar redoubt, slipped, largely unnoticed and unmarked, into history.

Although the hotel is significant both for its association with the commercial development of Sunnyvale and a little known or appreciated dimension of the city's social history, it has lost its integrity. Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities. Hotel Sunnyvale has not been moved, and the setting remains largely intact, as does much of the design except for the fenestration and doorway treatments. Most of the original materials, however, have either been obscured, such as the v-rustic siding, or stripped away, such as most of the doors and windows, leading to the loss of this aspect of integrity and, as a consequence, that of workmanship, as well. Indeed, apart from the modillioned cornice, the two wooden stringcourses, a couple of secondary doorways, and window casings (many of them badly deteriorated), little remains from the period of historic significance. With the loss of materials and workmanship has come the loss of both feeling and association and, ultimately, the historic integrity of Hotel Sunnyvale.



Looking northeast at west and south elevations, 10/6/05.

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*Date 11/14/05

☒ Continuation ☐ Update

B12. References:

Archival Materials

Improvement Appraisal Record: 394 East Evelyn Avenue, Sunnyvale, California. Office of the Santa Clara County Assessor, San Jose, California.
Santa Clara County Deeds. Office of the Santa Clara County Recorder, San Jose, California.
Santa Clara County Official Records. Office of the Santa Clara County Recorder, San Jose, California.
Unidentified and undated newspaper clipping [*Sunnyvale Standard*], ca. 1956-70. Newspaper Clipping Files, s.v. Sunnyvale Hotel. Sunnyvale Historical Society Museum.

Books, Bulletins, Reports

Ignoffo, Mary Jo. *Sunnyvale: From the City of Destiny to the Heart of Silicon Valley*. Local History Studies 35. Cupertino, Calif.: California History Center & Foundation, 1994.
Polk-Husted Directory Company's San Jose and Santa Clara County Directory. Oakland, Calif.: Polk-Husted Directory Co., 1911-25.
Polk's Directory of San Jose City and Santa Clara County. San Francisco: R. L. Polk & Co. of California, 1926-55.
Seavey, Kent L. *Images: Sunnyvale's Heritage Resources*. City of Sunnyvale: Sunnyvale, Calif., 1988.
Urban/Rural Conservation. *City of Sunnyvale Cultural Resources Inventory*. N.p., 1979.
U. S. Department of the Interior. National Park Service. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. Rev. ed. [Washington, D.C.: U.S. Government Printing Office], 1991.
Warren, Walter G., et al. *Sunnyvale: City of Destiny*. Local History Studies 17. Cupertino, Calif.: California History Center, De Anza College, 1974.

Maps

Sanborn Map Co. *Sunnyvale, Cal.* New York: Sanborn Map Co., 1908, 1911, 1930, 1943.

Interviews

Freel, Kenneth. Interview by author, 11/8/05.
Winters, Chiyo. Interview by author, 11/8/05.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
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Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

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*Resource Name or #: (Assigned by recorder) Hotel Sunnyvale

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 394 East Evelyn Avenue City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

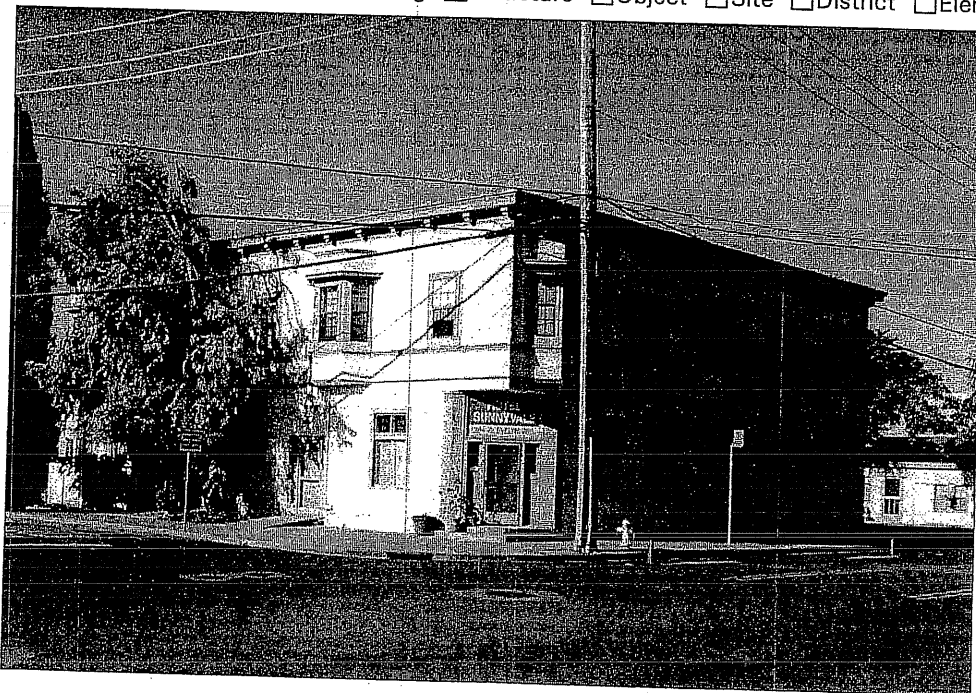
Santa Clara County APN: 209-005-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Hotel Sunnyvale is a two-story Italianate-style wood-frame building that was constructed in 1907 and has been significantly altered over the years. It is trapezoidal in plan (a consequence of its location on a corner where two streets intersect at an obtuse angle), and rests partly on a concrete perimeter foundation and partly on a post-and-pier foundation. To the rear is a one-story addition that runs the length of the building. An inset porch divides the addition into two separate blocks. The exterior walls of the hotel are clad with cream-colored stucco. The north and east sides, facing, respectively, East Evelyn Avenue and Bayview Avenue, are distinguished by a series of cant-bay windows and a modillioned cornice. A narrow band of ornamental trim running between the two floors and another, broader band running just below the second-story windows further enliven these elevations. Fenestration is asymmetrical, consisting chiefly of newer sliding and double-hung aluminum-sash windows, most of which have casings set within the original window casings or what appear to be entirely new casings. A few older windows still survive, including a series of six two-light transom windows on the north side and a scattering of awning, casement, fixed, and double-hung windows on the south and west sides. A greenhouse window protrudes from the south side of the (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP5 - Hotel / Motel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking southwest at east and north elevations, 10/6/05

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1907: Santa Clara County Improvement Appraisal Record

*P7. Owner and Address:

Kenneth L. Freel 1999 Trust, UTD
P.O. Box 311

Monterey, CA 93942

*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.

142 McCornick Street

Santa Cruz, CA 95062

*P9. Date Recorded: 11/14/05

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

Page 2 of 6

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

B1. Historic Name: Hotel Ryan

B2. Common Name: Hotel Sunnyvale

B3. Original Use: Hotel

B4. Present Use: Hotel

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1907; back porch added ca. 1908-11; back porch enclosed ca. 1943-46; exterior walls stuccoed ca. 1975-79; new windows installed 1980-90.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Apartment complex

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce/Social History

Area Sunnyvale

Period of Significance 1907-1955

Property Type Hotel

Applicable Criteria CR 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Hotel Sunnyvale is significant both for its association with a vital era of commercial development in the history of Sunnyvale and for its illumination of a little known or appreciated dimension of the city's social history. It was constructed in 1907 to provide accommodations for working men attracted to Sunnyvale's rapidly expanding industrial economy and long continued to serve this need. Unfortunately, major alterations of the hotel's physical features have led to a loss of integrity, and as a consequence, the property does not appear to be eligible for listing in the California Register of Historical Resources.

The origins of the city of Sunnyvale are traced to 1897, when Walter E. Crossman, a Wisconsin-born entrepreneur and developer, purchased two hundred acres of the former Rancho Pastoria de las Borregas from a son of the well-known overland pioneer Martin Murphy Jr. Crossman laid out a town along a neat grid that stretched south from the Southern Pacific tracks to the San Francisco and San Jose Road (today's El Camino Real), offering for sale business lots, residential lots, and two-acre lots for small-scale orchardists. A visionary and a promoter, he sought to create a community that was industrial as well as agricultural in character. He initially called the town Murphy, but shortly after the turn of the century, to avoid confusion with other towns of the same name, Crossman (See Continuation Sheet)

B11. Additional Resource Attributes (List attributes and codes):

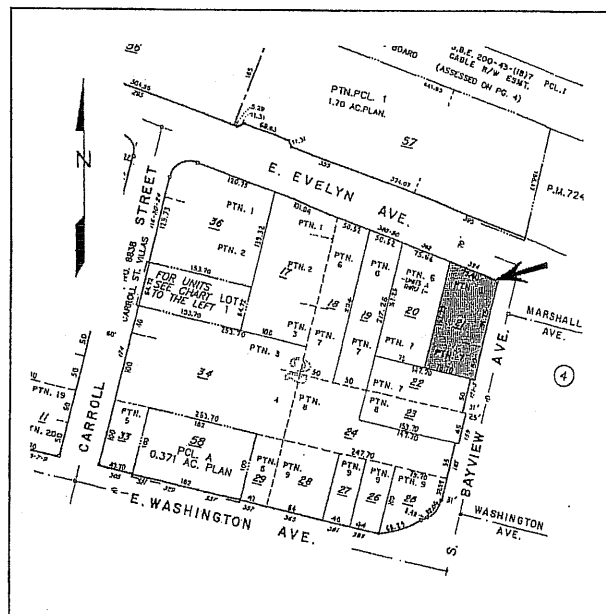
*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 11/14/05

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI#

Trinomial

ATTACHMENT A

Page 3 of 6

*Resource Name or # (Assigned by recorder)

Hotel Sunnyvale

Page 9 of 14

*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

☒ Continuation ☐ Update

P3a. Description:

one-story addition. Two main entrance doorways are located on the north side of the hotel, and a third is set at an angle at the northeast corner, where Bayview meets Evelyn. Small sidelights flank both the corner door and the central door on Evelyn, which is slightly canted. The parapeted roof of the main block is covered with tar and gravel, and the shed-roofed addition is finished with wood shingles.

As constructed in 1907, the Hotel Sunnyvale was two-story wood-frame building that was clad with v-rustic siding, and if the Sanborn map for March 1908 is accurate in detail, it lacked the current cant-bay windows. In the absence of historical photographs, it is not possible to establish the character of all the fenestration, particularly on the secondary elevations, facing south and west. It would appear, though, that most of the windows were one-over-one double-hung wood-sash, such as can be seen today in interior rooms facing the central light well and on the west side, where a sole exterior survivor is located near the south end of the ground floor. Paired windows of this design characterized the fenestration of the ground floor on the north side and the north end of the east and west sides. Nothing is known about the design of the three main doorways, which running east to west along Evelyn Avenue provided entrance, respectively, to the hotel office, the hallway, and the parlor. None of the present-day doors are original, nor are the sidelights that distinguish two of the entrances. While the entrances may have been single doors with sidelights, it is possible they were double doors.

If the second-story cant bays were not original to the structure, they had been added by no later than the autumn of 1911. Also by this time, a one-story porch, or verandah, had come to characterize the south side of the hotel. Sometime between 1930 and 1943, and most likely in 1940 or 1941, much of the porch was enclosed and the interior of the ground floor was reconfigured by framing up a large interior space for a market, with an entrance on Bayview Avenue, which greatly reduced the dimensions of the dining room or possibly, as part of a general remodel, eliminated this feature of the hotel. In the mid- to late 1970s, the character of the building was radically altered when the exterior walls were stuccoed, obscuring the original v-rustic siding. It was also possibly at this time that new doors were installed in the principal entrance doorways and the surrounds altered to accommodate the doors. In 1979 the current owner acquired the property, and the following year he undertook an improvement program that over the course of a decade included replacement of more than fifty wood-sash windows with aluminum-sash windows of a different design. Nearly all of these were smaller than the originals, which led to the construction of new casings many of which were set awkwardly within the old casings. Additionally, the inset porch at the rear of the hotel was entirely rebuilt on a new plan and the mineral-faced roll roofing covered with wood shingles.

The hotel appears to be in fair condition, though the addition (which possibly rests on a mudsill) shows signs of settlement, including cracking of the stucco siding. It is prominently located on the corner of Evelyn and Bayview Avenues, with older residential neighborhoods to the east and south and commercial development to the west. A new complex of condominiums and apartments lies to the north. The hotel is surrounded by a large asphalt parking lot, which serves both the hotel and an associated one-story apartment annex that dates to the 1940s and sits on an adjoining lot to the west. Several trees, including an Italian cypress and a eucalyptus, rise from a narrow strip of earth along the Bayview Avenue side.

B10. Significance:

in concert with other civic leaders adopted the new name of Sunnyvale. To further profit from what he heralded as the "City of Destiny," Crossman formed the Sunnyvale Land Company and began to acquire surrounding acreage in the fertile Santa Clara Valley.

Businesses and manufacturers slowly responded to the attractions of the nascent village, which the founder boldly declared at the outset "will be largest shipping point on [the Southern Pacific] Coast Division outside San Jose." In 1904 a fruit-drying and packing company erected a shed on Evelyn Avenue near the railroad depot, establishing the foundations of the food-processing industry in Sunnyvale. Not long after, the Jubilee Incubator Company, a manufacturer of poultry incubators and brooders, located its plant just to the east, and the Goldy Machine Company

CONTINUATION SHEET

Primary #

HRI#

Trinomial

ATTACHMENT A

Page

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of

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*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

☒ Continuation ☐ Update

began work on a facility. The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, at which time Crossman cannily offered free land to companies willing to locate in Sunnyvale. Among the first to respond was the Joshua Hendy Iron Works, a leading San Francisco concern, then celebrating its fiftieth anniversary. It accepted a thirty-two acre parcel on the north side of the rail line from Crossman's Sunnyvale Land Company and in 1907 completed construction of a huge foundry and machine works. Sunnyvale Canneries opened a plant the same year, as did Libby, McNeill & Libby, a Chicago-based meat-packing company making its first foray into the fruit- and vegetable-canning industry and destined soon to become the town's leading employer. By the following year, the population stood at 1,268, an increase of twelvefold over 1900. Though still young and raw, the town had a solid agricultural and industrial economy, a public school, several churches, a bank, a volunteer fire department, and a weekly newspaper.

Incorporated in 1912, Sunnyvale continued to grow rapidly, with increases spurred by American entry into World War I, which saw nearly a thousand workers laboring around the clock at Hendy Iron Works; the expansion in the late 1920s of the Schuckl Canning Company, which earlier had acquired Sunnyvale Canneries; and the construction in the following decade of Sunnyvale Naval Air Station (Moffett Field). By 1940 the town could boast nearly 4,400 residents, a figure representing stunning decennial increases of 50 percent. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of migrants surged west to work in the state's defense industries. Joshua Hendy, which manufactured the triple-expansion steam engines that powered the workhorse Liberty Ships, enlarged its operations until it was producing thirty engines a month. By the end of the war, the local economy rested solidly on manufacturing, as agriculture entered into a slow decline; and by the end of the decade the population stood at nearly ten thousand, a staggering increase of 100 percent in the span of ten years. With the arrival in the early 1950s of Lockheed Aircraft Company's Missile and Space Division, the city of Sunnyvale reached out to annex land, setting a pattern that, with the passage of time, led to strip development, urban sprawl, and, ultimately, the radical transformation of the character of the community.

It was in 1907, at the outset of the rapid expansion of the "City of Destiny," that James Ryan built the Hotel Ryan, as Hotel Sunnyvale was originally named. It was situated in the far northeast corner of the town limits as platted a decade earlier by Walter E. Crossman. To the southwest stood a handful of houses, a stage company office, and the Johnson Traction Engine works. To the north, across Evelyn Avenue, was the Western Lumber Company and beyond, on the north side of the Southern Pacific tracks, lay the Joshua Hendy Iron Works. Almost nothing is known about Ryan other than that in the early years he lived in the hotel with his two sons, of whom the younger, James Jr., was a student, and the older, Daniel, would acquire the property in 1926.

James Ryan is said to have built the hotel to serve single workingmen employed at the Hendy Iron Works. Though no documentation supporting this contention has surfaced, it is consistent with the history of the property, which was long a bastion of masculinity. The ground floor of the hotel was given over to an office, a kitchen with an adjoining dining room, a large parlor, and an equally large storeroom. Single rooms and small apartments, along with shared bathrooms, occupied the second floor. The hotel, which for many years offered rooms with or without meals, advertised itself at the outset of the Great Depression as "A Home for Workingmen." Indeed, to judge from later patterns, it was more of a lodging house than a hotel in the popular sense, with rooms let by the week; and in later years, it sometimes appeared in the Classified section of the city directory under "Furnished Rooms" rather than "Hotels."

In 1928 Charles Stoller acquired the property and changed the name from Hotel Ryan to Hotel Sunnyvale. He and his wife, Oress, sold it two years later, and over the next quarter of a century the hotel changed hands more than half a dozen times, with only three owners—Norman and Luella Doyle, W. A. and Edna Hall, and Isaac and Sallie Thomas—retaining the property for three years or more. Little or nothing is known about most of the proprietors. Norman Doyle, who ran the hotel briefly in 1932 and again from 1935 to 1940, later worked at Moffett Field. W. A. Hall, who purchased it from Doyle, was a grocer who owned a store at 463 East Washington, and it was undoubtedly he who remodeled the ground floor and opened a market with an entrance on Bayview Avenue. James Ryan lived in the hotel, as did Norman and Luella Doyle, but traditionally, owners relied on managers to run the property and lived elsewhere, often outside the city.

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

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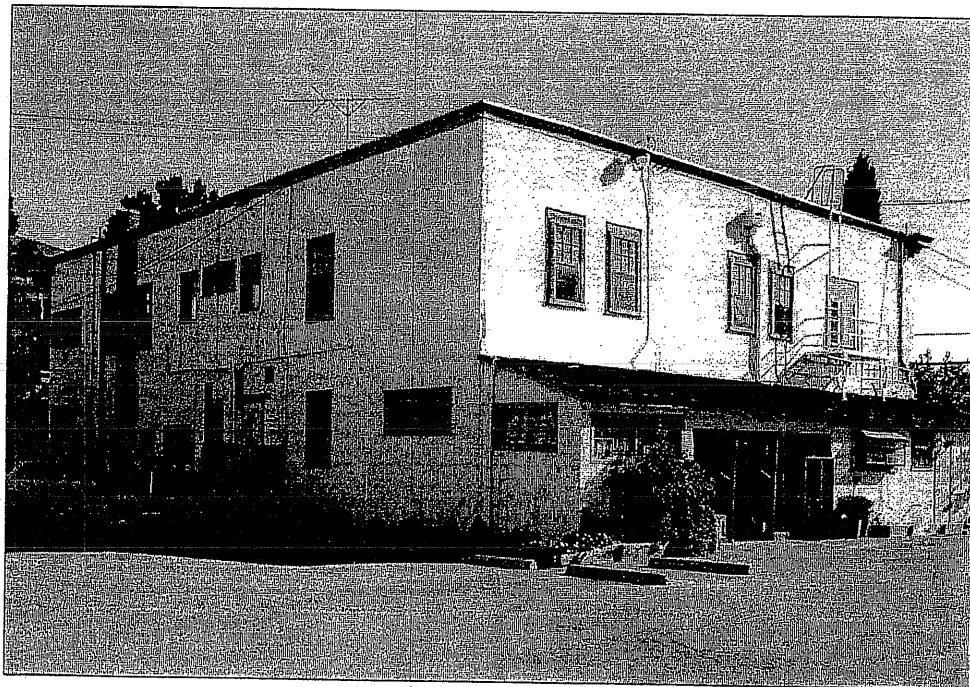
*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

☒ Continuation ☐ Update

Sometime after mid-century, most likely in the 1960s, two women, Inga McDaniel and Valerie Carnahan filed a sex-discrimination lawsuit against the owner of Hotel Sunnyvale, Alfonsina Longo, when, according to the *Sunnyvale Standard*, they "were denied lodging in the traditionally all-male hotel because of their sex." One of the managers, Gertrude Tandecki, subsequently explained that "women formerly shied away from staying at the hotel because of the community showers and the shared bathrooms" but asserted that separate facilities had recently been provided. With this accommodation to the changing times, women entered Hotel Sunnyvale and the social and cultural tradition of an exclusively male lodging house, a blue-collar redoubt, slipped, largely unnoticed and unmarked, into history.

Although the hotel is significant both for its association with the commercial development of Sunnyvale and a little known or appreciated dimension of the city's social history, it has lost its integrity. Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities. Hotel Sunnyvale has not been moved, and the setting remains largely intact, as does much of the design except for the fenestration and doorway treatments. Most of the original materials, however, have either been obscured, such as the v-rustic siding, or stripped away, such as most of the doors and windows, leading to the loss of this aspect of integrity and, as a consequence, that of workmanship, as well. Indeed, apart from the modillioned cornice, the two wooden stringcourses, a couple of secondary doorways, and window casings (many of them badly deteriorated), little remains from the period of historic significance. With the loss of materials and workmanship has come the loss of both feeling and association and, ultimately, the historic integrity of Hotel Sunnyvale.



Looking northeast at west and south elevations, 10/6/05.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

ATTACHMENT A

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*Resource Name or # (Assigned by recorder) Hotel Sunnyvale

*Recorded by Anthony Kirk, Ph.D.

*Date 11/14/05

☒ Continuation ☐ Update

B12. References:

Archival Materials

Improvement Appraisal Record: 394 East Evelyn Avenue, Sunnyvale, California. Office of the Santa Clara County Assessor, San Jose, California.

Santa Clara County Deeds. Office of the Santa Clara County Recorder, San Jose, California.

Santa Clara County Official Records. Office of the Santa Clara County Recorder, San Jose, California.

Unidentified and undated newspaper clipping [*Sunnyvale Standard*], ca. 1956-70. Newspaper Clipping Files, s.v. Sunnyvale Hotel. Sunnyvale Historical Society Museum.

Books, Bulletins, Reports

Ignoffo, Mary Jo. *Sunnyvale: From the City of Destiny to the Heart of Silicon Valley*. Local History Studies 35. Cupertino, Calif.: California History Center & Foundation, 1994.

Polk-Husted Directory Company's San Jose and Santa Clara County Directory. Oakland, Calif.: Polk-Husted Directory Co., 1911-25.

Polk's Directory of San Jose City and Santa Clara County. San Francisco: R. L. Polk & Co. of California, 1926-55.

Seavey, Kent L. *Images: Sunnyvale's Heritage Resources*. City of Sunnyvale: Sunnyvale, Calif., 1988.

Urban/Rural Conservation. *City of Sunnyvale Cultural Resources Inventory*. N.p., 1979.

U. S. Department of the Interior. National Park Service. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. Rev. ed. [Washington, D.C.: U.S. Government Printing Office], 1991.

Warren, Walter G., et al. *Sunnyvale: City of Destiny*. Local History Studies 17. Cupertino, Calif.: California History Center, De Anza College, 1974.

Maps

Sanborn Map Co. *Sunnyvale, Cal.* New York: Sanborn Map Co., 1908, 1911, 1930, 1943.

Interviews

Freel, Kenneth. Interview by author, 11/8/05.

Winters, Chiyo. Interview by author, 11/8/05.

materials, accessory structures, trees and other natural features, and exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories.

(e) "Heritage housing combining district" means a heritage resource district consisting of residential properties which has been zoned as a heritage housing combining district for the purposes of preserving, protecting, enhancing and perpetuating the appearance of the district which contributes to the cultural or aesthetic heritage of the city.

(f) "Heritage resource" means improvements, buildings, portions of buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance to the citizens of the city, the Santa Clara Valley region, the state, or the nation, which are designated and determined to be appropriate for preservation by the city council.

(g) "Heritage resource district" means any geographically definable area containing a concentration or continuity of heritage resources which are thematically related, or which contribute to each other and are unified by a special character, historical interest, aesthetic value, or which represents one or more architectural periods or styles typical to the city, and that has been designated and determined to be appropriate for preservation by the city council, pursuant to provisions of this chapter.

(h) "Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

(i) "Local landmark" means a heritage resource which is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city, and has been designated and determined to be appropriate for preservation by the city council.

(j) "Local landmark district" means a heritage resources district which demonstrates a higher collective integrity of location, design, setting, materials, workmanship, feeling, and association which is essential to the sustained value of the separate individual resources and which has been designated and determined to be appropriate for preservation by the city council. A local landmark district possesses a significant concentration or continuity of heritage resources unified by past events, or aesthetically by plan or physical development; or the collective value of the local landmark district as a whole may be greater than the value of each individual heritage resource within it.

(k) "Local register of heritage resources" means a list of heritage resources officially designated or recognized by the city.

(l) "Preservation" means the identification, protection, conservation, enhancement, perpetuation or rehabilitation of any heritage resource that prevents the deterioration, alteration, destruction or removal of such resource. (Ord. 2780-05 § 1 (part); Ord. 2623-99 § 1 (part); prior zoning code § 19.80.050 (part)).

* **Editor's Note:** The definitions in Section 19.96.040 also appear in Ch. 19.12.

19.96.050. Criteria for evaluation and nomination of heritage resources.

Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

(a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;

(b) It is identified with persons or events significant in local, state, or national history;

- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- (d) It is representative of the work of a notable builder, designer, or architect;
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter. (Ord. 2623-99 § 1 (part); prior zoning code § 19.80.060).

19.96.060. Heritage resources and heritage resource districts designation procedures.

Heritage resources and heritage resource districts shall be designated by the city council in the following manner:

- (a) The heritage preservation commission, city council, or owners or the authorized agents of the owners of property for which designation is requested may request the designation of an improvement as a heritage resource or a heritage resource district, as the case may be, by submitting an application for such designation to the director of the department of community development.
- (b) Each proposal shall be considered by the heritage preservation commission at a noticed public hearing.
- (c) The commission may continue a hearing but not in excess of thirty days from the date originally established for such hearing provided that such thirty day period may be extended by mutual consent of the commission and the party submitting the application. A party's consent to an extension of such period shall be presumed unless timely objection is made thereto within the thirty day period by the party or at the time the matter is continued beyond such period. A record of pertinent information presented at the hearing shall be maintained and made available to the public as a public record.
- (d) The heritage preservation commission shall recommend to the city council approval, disapproval or approval with modifications of the application for designation.
- (e) Prior to recommending approval or approval with modifications, the heritage preservation commission shall find:
 - (1) That the proposed heritage resource, or heritage resource district, has significance;
 - (2) That the proposed designation may be made without imposing an undue hardship upon the

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____
UTM: A _____
C _____
ATTACHMENT B
Page 1 of 2

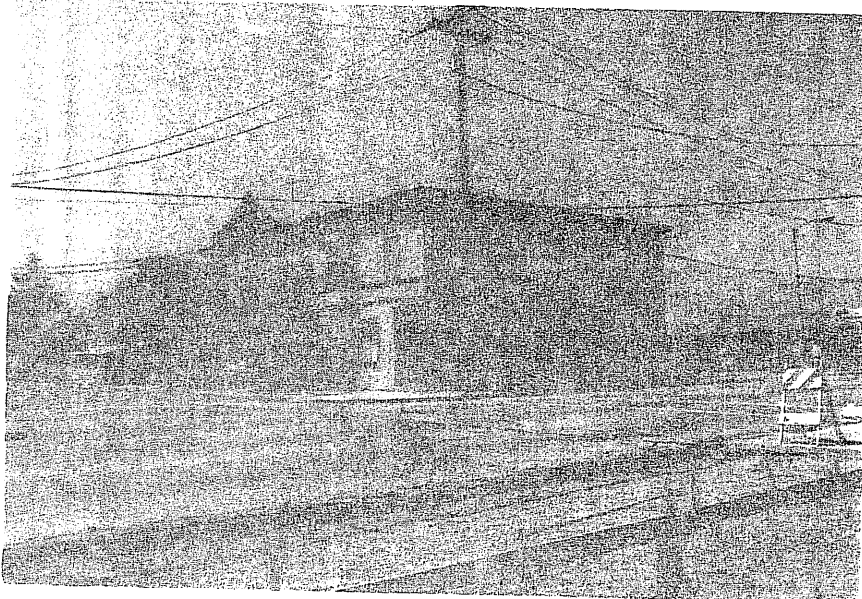
IDENTIFICATION

1. Common name: Sunnyvale Hotel
2. Historic name: Ryan Hotel
3. Street or rural address: 394 E. Evelyn
City Sunnyvale Zip 94086 County Santa Clara
4. Parcel number: 209-05-021
5. Present Owner: Kenneth and Patricia Freel Address: 1777 Hamilton, #208A
City Sunnyvale Zip 94086 Ownership is: Public _____ Private X
6. Present Use: Boarding House Original use: Hotel

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The two story Ryan Hotel is rectangular in plan and topped by a flat roof. Stuccoed today, it likely was clapboarded originally. Slanted Italianate bays and a cut-away corner entrance are typical of turn-of-the-century California hotels. String courses, windows, cornice and doors in a contrasting color add interest to the facade. Bead and reel moldings enrich the first floor windows. The hotel dominates a busy corner.



8. Construction date:
Estimated 1907 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 100 Depth 100
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Aug. '79

13. Condition: Excellent _____ Good _____ Fair ☒ Deteriorated _____ No longer in existence _____
14. Alterations: Building has been stuccoed over **ATTACHMENT B**
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Page 2 of 2
Residential ☒ Industrial ☒ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development ☒ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

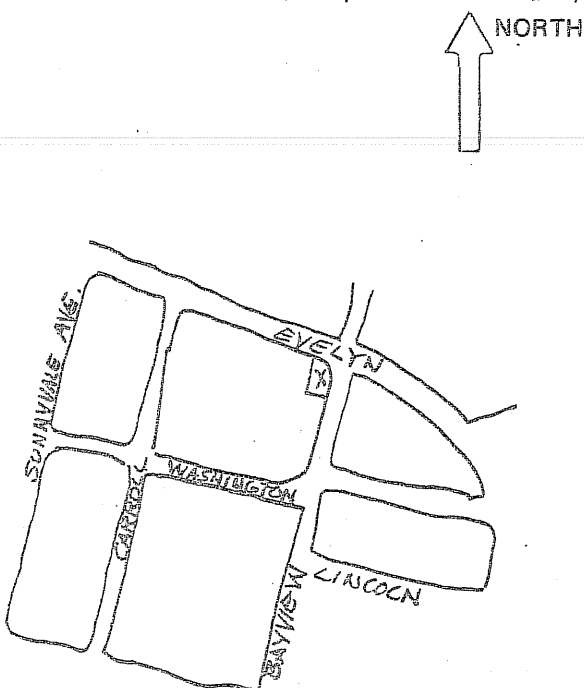
Irishman Pat Ryan built this men's hotel which catered to Hendy workers, in 1907. It is significant as one of Sunnyvale's last turn-of-the-century hotels. A 1923 photo of the hotel is located in the Sunnyvale Standard's special Blossom Edition.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Mr. Joseph Stanich, interview, Aug. '79
Ann Hines, research notes
Sunnyvale Standard Blossom Edition, 1923

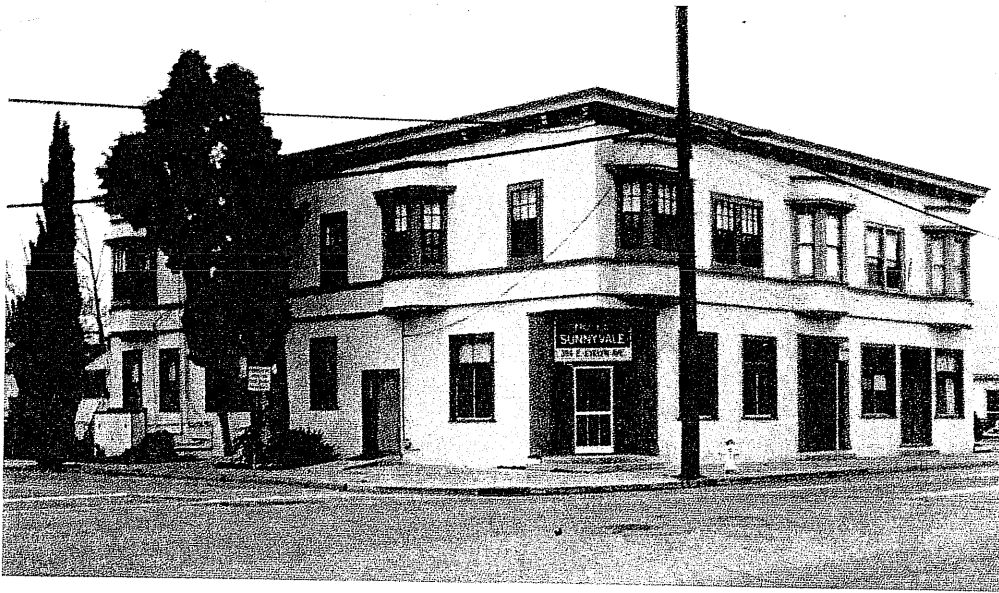
22. Date form prepared Sept. '79
By (name) Urban/Rural Conservation for
Organization City of Sunnyvale
Address: 456 W. Olive Ave.
City Sunnyvale Zip 94086
Phone: 408 738-5467

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



RYAN HOTEL

394 East Evelyn Avenue



This two story, workingman's hotel was one of the first Sunnyvale hotels. Built in 1907, it accommodated single men working at the Joshua Hendy Iron Works. A 1912 Polk Directory lists James Ryan as proprietor. According to local historian Fern Orht, the Ryan Hotel was the scene of many parties and social events, because it had the greatest concentration of single men in town. In the 1920s rooms rented for \$3.50 per week, and during Prohibition the hotel had a reputation as a "Blind Pig," a location where illegal

alcohol could be obtained.

The Ryan was originally designed in a commercial Italianate style, with brackets at its flat roofed cornice and angled second story bays. Sometime later it received its stucco wall cladding. As a corner block, the two principal elevations are integrated by a belt course between the first and second floors. Its principal entrance is canted, set at 45 degrees to the intersection of the Bayview and Evelyn elevations.